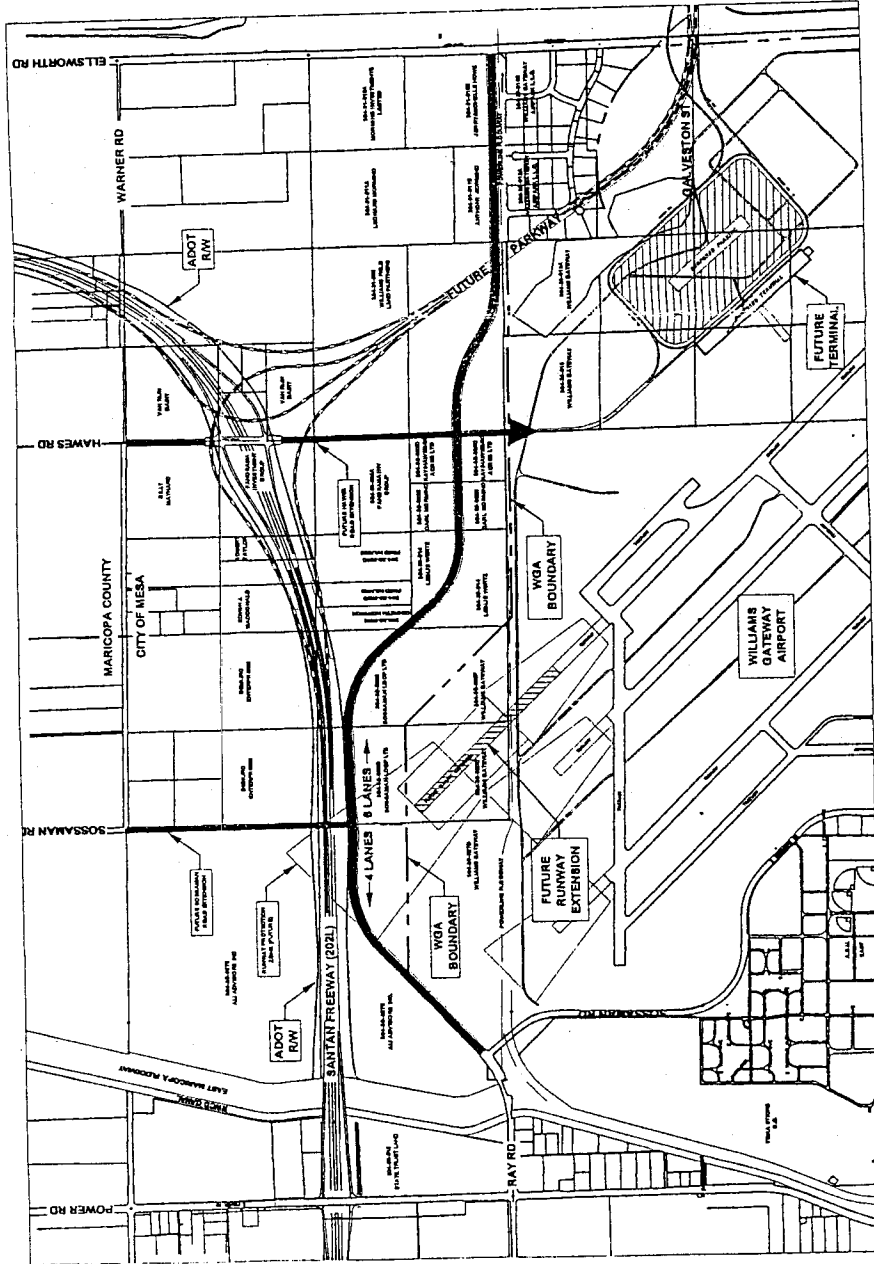
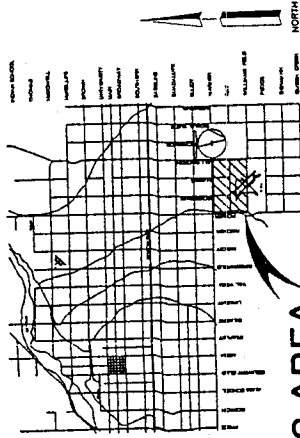


RAY ROAD ALIGNMENT PLAN

SOSSAMAN ROAD TO ELLSWORTH ROAD
APPROXIMATE LENGTH = 15,000 FEET



NOT TO SCALE



THIS AREA

RIGHT OF WAY REQUIREMENTS FOR RAY,
SOSSAMAN AND HAWES ROADS

130 FEET WIDENING TO 140 FEET ON THE
RIGHT SIDE WITHIN 630 FEET OF ARTERIAL
INTERSECTIONS TO PROVIDE FOR A RIGHT
TURN LANE.

ESTIMATED CONSTRUCTION SCHEDULE
SANTAN FREEWAY (202L)

BASELINE RD TO ELLIOT RD
ELLIOT RD TO POWER RD
POWER RD TO HIGLEY RD

OPEN DEC. '05
OPEN JUNE '06
OPEN DEC. '06



CONTACT:
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20 E. MAIN STREET, SUITE 10
MESA, AZ 85201



City Council Report

Date: September 29, 2003
To: City Council
Through: Mike Hutchinson
From: Wayne Balmer
Subject: Establishment of the future alignment for Ray Road between Sossaman Road and Ellsworth Road
 Council District Six

Purpose and Recommendation

This report presents the results of staff's discussions with the adjacent property owners regarding the development of Ray Road between Sossaman and Ellsworth Roads and recommends the City Council approve the attached Resolution to establish the future alignment for Ray Road as shown on the attached map.

Background

Ray Road has never been dedicated between Sossaman and Ellsworth Roads, north of Williams Gateway Airport. This was due to its remote locations and because the airport extends north of what would have been its typical "section line" alignment. With the development of the Santan freeway, however, there will be a need for the future construction of both Ray and Hawes Roads to complete our arterial street system to move traffic on and off the freeway and to provide access to allow the adjacent properties to develop. Staff has held two meetings with the adjacent property owners and developed a proposed alignment for the new Ray Road that is supported by both the adjacent property owners and the City staff. The proposed alignment is shown on the attached map.

Discussion

While staff and the property owners have reached a tentative agreement on the alignment for Ray Road, there is still much to be resolved regarding the improvement of the future Ray Road. Once the Ray Road alignment has been established, the next issue will be how and when the roads will be opened to public use. The City currently has no funding planned for the improvement of Ray Road and the property ownership is fragmented such that the individual property owners may have difficulty obtaining the needed road right-of-way working alone. Additionally, improvement of the new roads and the installation of water and sewer service will be needed for development of the adjacent properties to proceed.

To help address these issues, staff raised the possibility of the City surveying the proposed rights-of-way for Ray Road and preparing right-of-way deeds to be given to each property owner for their signature. Each owner would be encouraged to dedicate their right-of-way as soon as possible - but not required to do so. This would allow the future right-of-way to be dedicated in a timely and coordinated fashion, using a common set of legal descriptions, and create a future street and utility corridor that could be used to serve the properties as needed. The adjacent owners response to this idea was mixed. Some supported the concept and agreed to dedicate

the right-of-way as soon as deeds could be made available. Others thought the right-of-way acquisition process should be deferred until there was greater consensus among the property owners to dedicate the right-of-way as a group and all at the same time.

Alternatives

Staff has identified two alternatives for Council consideration on how to proceed with the designation of the Ray Road alignment:

Alternative One: Establish the future alignments for Ray Road as shown on the attached map through passage of the attached Resolution. This alternative would establish an official alignment for Ray Road for planning purposes but not commit either the City or the private owners to any further action at this time. At a later date additional discussion would be required on how and when the right-of-way would be dedicated and how and when the street and utilities would be constructed. This alternative would not provide street access to any of the currently landlocked parcels and would not provide a location for future utility service for properties in the area.

Alternative Two: Establish the future alignment for Ray Road by passage of the attached Resolution and authorize staff to proceed with a survey of the properties where future right-of-way will be needed. The survey would allow us to establish the precise roadway alignment and develop accurate legal descriptions and deeds for the right-of-way in question. After the right-of-way deeds have been prepared and signed by the property owners they will be recorded. Once all the right-of-way has been dedicated, both Ray and Hawes Roads would officially exist. This would provide the properties with legal street frontage and would allow for the installation of utility service in the new right-of-way. Dedication of the right-of-way would depend on the voluntary cooperation of the affected property owners and could take an extended period of time. This alternative still leaves open the questions regarding how and when the new improvements would be constructed.

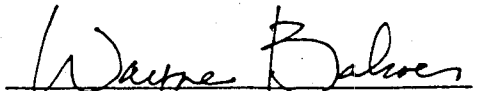
Staff recommends proceeding with Alternative One at this time given the lack of consensus among the property owners. If the property owners were in agreement to dedicate the right-of-way if the City were to prepare the deeds, staff would recommend proceeding with Alternative Two.

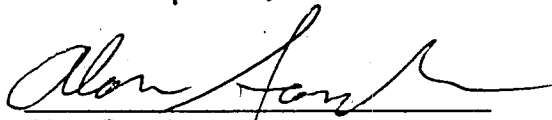
Fiscal Impact


For Alternative One, there would be no additional cost to the City at this time. For Alternative Two, the survey work needed is estimated to cost between \$30,000.00 and \$50,000.00.

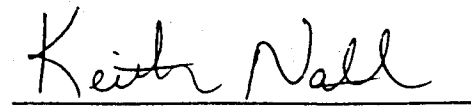
Concurrence

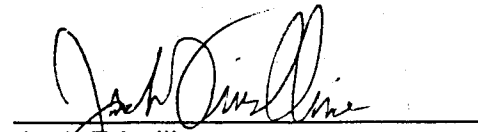
The Engineering, Planning and Transportation Divisions of the Development Services Department support designation the Ray Road alignment as proposed in Alternative One.

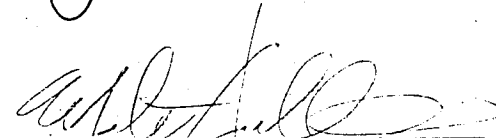

Wayne Balmer, Project Manager
Williams Gateway AREA


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Keith Nath, City Engineer


Jack Friedline,
Development Services Manager


Mike Hutchinson, City Manager